

*Eric Tiso*

FROM	NAME & TITLE	ERIC W. TISO, SITE PLAN REVIEW COMMITTEE CHAIR
	AGENCY NAME & ADDRESS	LAND USE AND URBAN DESIGN DIVISION DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 <sup>TH</sup> FLOOR
	SUBJECT	SITE PLAN REVIEW COMMITTEE MINUTES FOR NOVEMBER 3, 2010

CITY of  
BALTIMORE  
**MEMO**



TO Chief John Carr, Fire Department  
Mr. Stanford Leach, Parking Authority  
Mr. Kirkland Gabriel, DOT TEC  
Ms. Valorie LaCour, DOT Planning  
Mr. John Thumbi, DOT Traffic  
Mr. Bill Beatty, Department of General Services  
Dr. Nollie P. Wood Jr., Mayor's Office  
Ms. Miriam Agrama, DHCD Plans Examining  
Mr. Geoff Veale, Zoning Administrator  
Mr. David Tanner, BMZA

DATE:

November 12, 2010

In attendance were:

- Eric Tiso, Gary Letteron, Bob Quilter, Melvin Hicks and Martin French for the Department of Planning;
- John Igwe for HCD Plans Examining;
- Etta Crafton and Michelle Berry for the Parking Authority;
- Kirkland Gabriel and Mark Brown for the Department of Transportation; and
- James Carroll for the Department of Public Works.

## **Agenda**

1. **4900 Boston Street – Restaurant Concept Review**

## **4900 Boston Street – Restaurant Concept Review**

**Zoning:** M-3

Plans Date: 18 Oct 2010

**Block/Lot:** 6820/055

**Urban Renewal:** None

**Environmental:** None

**Historic:** None

**Total Site Area:** ±0.612 Acres

**Gross Square Footage:** ±450 sqft

In addition to Committee Members and Planning staff, in attendance was:

- Benjamin Amateze, Archi-Tek-Tika;
- Stanley Fine, RMG;
- Caroline Hecker, RMG;
- Christos Serdenes, Developer;
- Lemmella Walston, Baltimore City Real Estate

### **Project Summary:**

This is an industrial site that is currently paved, but otherwise unimproved. The proposal is to construct a small restaurant with no interior seating, *i.e.* the building is the kitchen component only. The applicant proposes to construct an elevated wood deck for patrons wishing to eat on the premises. Otherwise, the balance of their business will be as a carry-out restaurant. The City Council Ordinance for the sale of this property has been completed, and the LDA is being finalized.

### **Comments & Issues:**

- Environmental/Landscaping:
  - This site will need to comply with the requirements of the Forest Conservation Program. Contact Gary Letteron in the Office of Sustainability at 410-396-4369 for assistance. Of particular interest will be trees to shade the paving on-site. This will help minimize urban heat island effects and increase the City's tree canopy goals, among other benefits.
  - A row of 14 pine trees had been planted along the northern border of the site, against the retaining wall. Trees should be added along the southern side that will provide shade for the pavement.
- Parking/Traffic:
  - The site is accessed now by one curb cut from South Ponca Street. The other entrance as shown to Boston Street is closed. If the entrance to Boston Street will be re-opened, they will petition BDOT to allow it to be located further east. This was not permitted previously, due to traffic concerns. Contact Kirin Smith, the DOT-TEC coordinator for geometry and signal improvements at 410-396-6956.
  - The single entrance land is lined up with the front of the restaurant building. This does not leave much room for pedestrians to wait to order food. This creates a conflict between vehicles and pedestrians that is made worse by locating the nearest parking across the entry aisle. Give some thought to removing this conflict, or create a safer environment for the pedestrians by using bollards, concrete planters, or the like to shelter them.
  - Add stop bars and traffic flow markings throughout the site.

- Project:
  - Future plans may include an addition for interior seating, but that is not certain at this point.
  - They will begin with 12-15 employees, over two shifts.
  - The committee recommended moving the proposed deck to the other side of the kitchen building. This may help resolve some of the vehicle/pedestrian conflict.
- Accessibility:
  - ADA accessibility through the entire site is required. The elevated deck in particular should be accessible.

**Next Steps:**

- Submit two complete paper sets of revised plans and one set in .pdf format for final approval and stamp.

**NOTE:**

- **Approvals of site plans are contingent upon the applicant fulfilling all the site plan requirements, Subdivision Rules and Regulations, Zoning Code requirements, Forest Conservation requirements, Critical Area and related environmental controls, Traffic Impact Study requirements, and addressing all comments provided by the Site Plan Review Committee during and after the plan review process.**
- **All approved final site plans must be stamped.**